

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/10 POINCIANA STREET FRANKSTON SOUTH VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/3 VILLIERS STREET FRANKSTON SOUTH VIC 3199	\$860,000	26-Sep-22
34 PICNIC STREET FRANKSTON SOUTH VIC 3199	\$910,000	23-Aug-22
11 BUNANGIB COURT FRANKSTON SOUTH VIC 3199	\$1,050,000	29-Aug-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 February 2023



OBrien Real Estate

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**1/3 VILLIERS STREET FRANKSTON
SOUTH VIC 3199**

Sold Price

^{RS}

\$860,000

Sold Date

26-Sep-22

3 2 1

Distance

1.77km



**34 PICNIC STREET FRANKSTON
SOUTH VIC 3199**

Sold Price

\$910,000

Sold Date

23-Aug-22

3 2 2

Distance

1.5km



**11 BUNANGIB COURT FRANKSTON
SOUTH VIC 3199**

Sold Price

\$1,050,000

Sold Date

29-Aug-22

3 2 2

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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